

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA**
THURSDAY, SEPTEMBER 28, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Caroline Choe, Commissioner
Vahid Khorsand, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
[\(cpc@lacity.org\)](mailto:cpc@lacity.org)
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible on-line at <http://planning.lacity.org>. Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – October 13, 2016 (*corrected*) and September 14, 2017

3. NEIGHBORHOOD COUNCIL PRESENTATION

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

5. RECONSIDERATIONS

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR (6a)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6a. **CPC-2016-4853-VCU-ZV-SPR**

CEQA: ENV-2016-4854-MND

Plan Area: Encino-Tarzana

Council District: 5 – Koretz

Last Day to Act: 10-29-17

PUBLIC HEARING – August 15, 2017

PROJECT SITE: 4966, 4971, 5031 North Alonzo Avenue;
5056 North Zelzah Avenue;
17840 West Santa Rita Street

PROPOSED PROJECT:

Phased renovation and expansion of an existing private high school across two parcels currently improved with the Main Campus of Crespi Carmelite High School (at 4971 and 5031 North Alonzo Avenue, 5056 North Zelzah Avenue, and 17840 West Santa Rita Street) and an ancillary Priory building (at 4966 North Alonzo Avenue).

The phases of development are outlined as follows:

- The first phase would include the construction of a new Aquatic Center and the interim replacement of the existing lockers, bleachers, and weight room.
- The second phase would include the construction of an Classroom/Parking Structure containing four levels of parking (two subterranean and two above-ground) and one ground floor level of classrooms and offices as well as the construction of a new storage building.
- The third phase includes the demolition of the Multi-Purpose Building and interim bleachers constructed during the first phase and the construction of a new, three-story Sports Center with one basement level, bleachers and roof-top turf field.
- The fourth phase would include the renovation of the existing Priory, Classroom, and Fine Arts Buildings.

Upon completion of the proposed development, the project will result in a net increase of up to 79,637 square feet of floor area and provide a total of 309 parking spaces. The project will not increase student enrollment beyond the current authorized capacity of 700 students.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4854-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.24-T and 12.24-U,24(b), of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to allow the continued operation, renovation, and expansion of an existing private high school in the RA Zone;
3. Pursuant to LAMC Sections 12.24-F, 12.24-T, and 12.24-U,24(b), a Vesting Conditional Use to allow the following area and height deviations related to the expansion of an existing private high school in the RA-1 Zone:
 - a. Deviation from LAMC Section 12.21.1 to allow maximum building heights of 50 feet for the new proposed Classroom/Parking Structure and Sports Center on the Main Campus in lieu of the 36 feet otherwise permitted;
 - b. Deviation from LAMC Section 12.07-C,2 to allow a varying northerly side yard setback of the Main Campus along Santa Rita Street ranging from 6 feet, 10 inches to 14 feet in lieu of the otherwise required 14 feet;

- c. Deviation from LAMC Section 12.07-C,2 to allow a varying southerly side yard setback of the Main Campus ranging from 10 feet, 10 inches to 14 feet in lieu of the otherwise required 14 feet;
- d. Deviation from LAMC Section 12.07-C,3 to allow a varying rear yard setback of the Main Campus along Zelzah Avenue ranging from 12 feet, 10 inches to 25 feet in lieu of the otherwise required 25 feet;
- 4. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.26-E.5 to allow required parking spaces to be provided through the lease of off-site parking spaces, in lieu of covenant; and
- 5. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of 50,000 gross square feet or more of non-residential floor area.

Applicant: Crespi Carmelite High School
 Representative: Jamie Poster, Craig Lawson & Co., LLC

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
 (213) 978-1916

7. **CPC-1990-439-DA-M2** Council District: 12 – Englelander
 CEQA: ENV-1988-0026-SP-ZC-DA Last Day to Act: 09-28-17
 Plan Area: Chatsworth-Porter Ranch

PUBLIC HEARING – Completed August 15, 2017

PROJECT SITE: 19701 Rinaldi Street

PROPOSED PROJECT:

Amendment of Development Agreement regarding Equestrian Staging Area, and extend term an additional 4 years.

REQUESTED ACTIONS:

- 1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV. No. 88-0026(SP)(ZC)(DA), certified on July 10, 1990, as modified by Addendums dated April 2000, September 2000, and October 2006; and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
- 2. Pursuant California Government Code Sections 65865-68869.5, the Applicant seeks an amendment to the existing Porter Ranch Development Agreement with the City of Los Angeles (Ordinance No. 180,084).

Applicant: Porter Ranch Development Company
 Representative: Tom Stemnock, Planning Associates

Staff: Luci Ibarra, Senior City Planner
luciralia.ibarra@lacity.org
 (213) 978-1378

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, October 12, 2017

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.